

AUG 7, 1982
HOW. ADV.

AUG 7, 1982 HOW. ADV.

Maui Lani subdivision plans resubmitted to land board

By Edwin Tanji

Advertiser Maui County Bureau

KAHULUI — Alexander & Baldwin has resubmitted its massive Maui Lani residential subdivision proposal for Kahului to the state Land Use Commission, trying once again to have about 600 acres of agricultural land reclassified to urban use.

Mark Zeug, an A&B spokesman, said the proposal for about 3,400 units is substantially the same as the one killed by the Land Use Commission in February 1981 when the reclassification request fell one vote shy of approval.

There is a major difference in the new proposal, however. A&B Properties is eliminating a golf course originally proposed as a green belt to separate the project from the Kahului residential area, Zeug said.

In its place is a 103-acre park, Zeug said. The golf course was proposed as a means of handling drainage for the area during heavy storms, but the park will serve essentially the same purpose, Zeug said.

In addition, he said, a 78-acre area will be designated solely for drainage and will be fenced in and designed to handle floodwaters.

A&B originally proposed the development in

the area between Kahului and Wailuku in 1980. It went to the county for a general plan change for about 1,015 acres. A portion already was classified for urban use, but about 610 acres were classified agriculture. Only about 70 acres actually was used for agriculture.

The proposal easily won county approval, but when it went before the Land Use Commission, the vote to approve was 5 to 3. Land Use Commission rules require a favorable vote of six to enact such changes.

The three commissioners who voted against the project were involved with the ILWU, which was at the time having a dispute with A&B over the withdrawal of some Pioneer Mill cane-land leases in the Mahinahina area.

Three months after the Land Use Commission action, a top A&B executive suggested the Maui Lani project might be killed permanently because of rising costs.

But Zeug yesterday said that other than eliminating the golf course, no major changes have been made in the plans. He said there may be a slight increase in density, from a projected 3,400 units to 3,500 units.

No housing prices were given in the resubmittal and no date has been set for hearings before LUC.